

WHEN RECORDED RETURN TO:

Larry H. Miller Real Estate
9350 South 150 East, Suite 140
Sandy, UT 84070
Attn: John Warnick

14292131 B: 11520 P: 3840 Total Pages: 5
09/25/2024 09:15 AM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SOUTH JORDAN CITY
1600 WEST TOWNE CENTER DRIVESOUTH JORDAN, UT 84095



Parcel ID# 26-13-352-005

GRANTOR: VP Daybreak Operations, LLC
(Daybreak South Station Plat 4)

GRANT OF PUBLIC UTILITY EASEMENT

VP Daybreak Operations, LLC, LLC a Delaware limited liability company, (being the "GRANTOR") of the land described as follows and depicted in Exhibit "A" attached hereto and made a part hereof (the "Easement Area"), does hereby grant and establish a public utility easement dedicated to the use and installation of public utility facilities, in accordance with and subject to the terms and conditions of Utah Code Section 54-3-27, et sec., over, under and across said Easement Area.

(Line 1)

A ten (10) foot wide public utility easement, located in the Northwest Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement more particularly described as follows:

Beginning at a point that lies South 89°55'30" East 1524.021 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4547.518 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 53°27'06" East 505.504 feet; thence South 36°32'54" East 10.000 feet; thence South 53°27'06" West 505.504 feet; thence North 36°32'54" West 10.000 feet to the point of beginning.

Property contains 0.116 acres, 5055 square feet.

(Line 2)

A ten (10) foot wide public utility easement, located in the Northwest Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement more particularly described as follows:

Beginning at a point that lies South 89°55'30" East 1499.605 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4580.423 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 36°32'54" West 10.000 feet; thence North 53°27'06" East

505.504 feet; thence South 36°32'54" East 10.000 feet; thence South 53°27'06" West 505.504 feet to the point of beginning.

Property contains 0.116 acres, 5055 square feet.

(Line 3)

A ten (10) foot wide public utility easement, located in the Southwest Quarter of Section 13 and the Northwest Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement more particularly described as follows:

Beginning at a point that lies South 89°55'30" East 1181.011 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 5009.800 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 53°27'06" East 517.004 feet; thence South 36°32'54" East 10.000 feet; thence South 53°27'06" West 517.004 feet; thence North 36°32'54" West 10.000 feet to the point of beginning.

Property contains 0.119 acres, 5170 square feet.

(Line 4)

A ten (10) foot wide public utility easement, located in the Southwest Quarter of Section 13 and the Northwest Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement more particularly described as follows:

Beginning at a point that lies South 89°55'30" East 1156.595 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 5042.705 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North 36°32'54" West 10.000 feet; thence North 53°27'06" East 788.895 feet; thence South 36°32'54" East 10.000 feet; thence South 53°27'06" West 788.895 feet to the point of beginning.

Property contains 0.181 acres, 7889 square feet.

[SIGNATURE PAGE FOLLOWS]

Witness, the hand of the duly authorized Grantor, this 24 day of September 2024

VP Daybreak Operations, LLC
a Delaware limited liability company

By: LHMRE, LLC
a Utah limited liability company
Its: Authorized Manager

By: [Signature]
Name: Michael Kunkel
Its: Treasurer

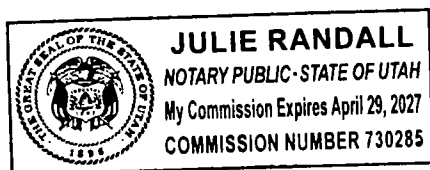
ACKNOWLEDGEMENT

State of Utah)
County of Salt Lake) ss.)

The foregoing instrument was acknowledged before me, this 24 day of September 2024,
by Michael Kunkel, the Treasurer of LHMRE, LLC the
Authorized Manager of VP Daybreak Operations, LLC a Delaware limited liability company.

[Signature: Julie Randall]
Notary Public
My Commission Expires: April 29, 2027
Residing at: Sandy, Utah 84070

[seal]



DAYBREAK URBAN
CENTER PLAT 1

EASEMENT 2
P.O.B.

EASEMENT 1
P.O.B.

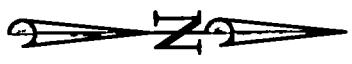
GRANDVILLE AVENUE

MELLOW WAY

FREESTONE ROAD

DAYBREAK SOUTH
STATION MULTI FAMILY #6

SCALE 1"=100'



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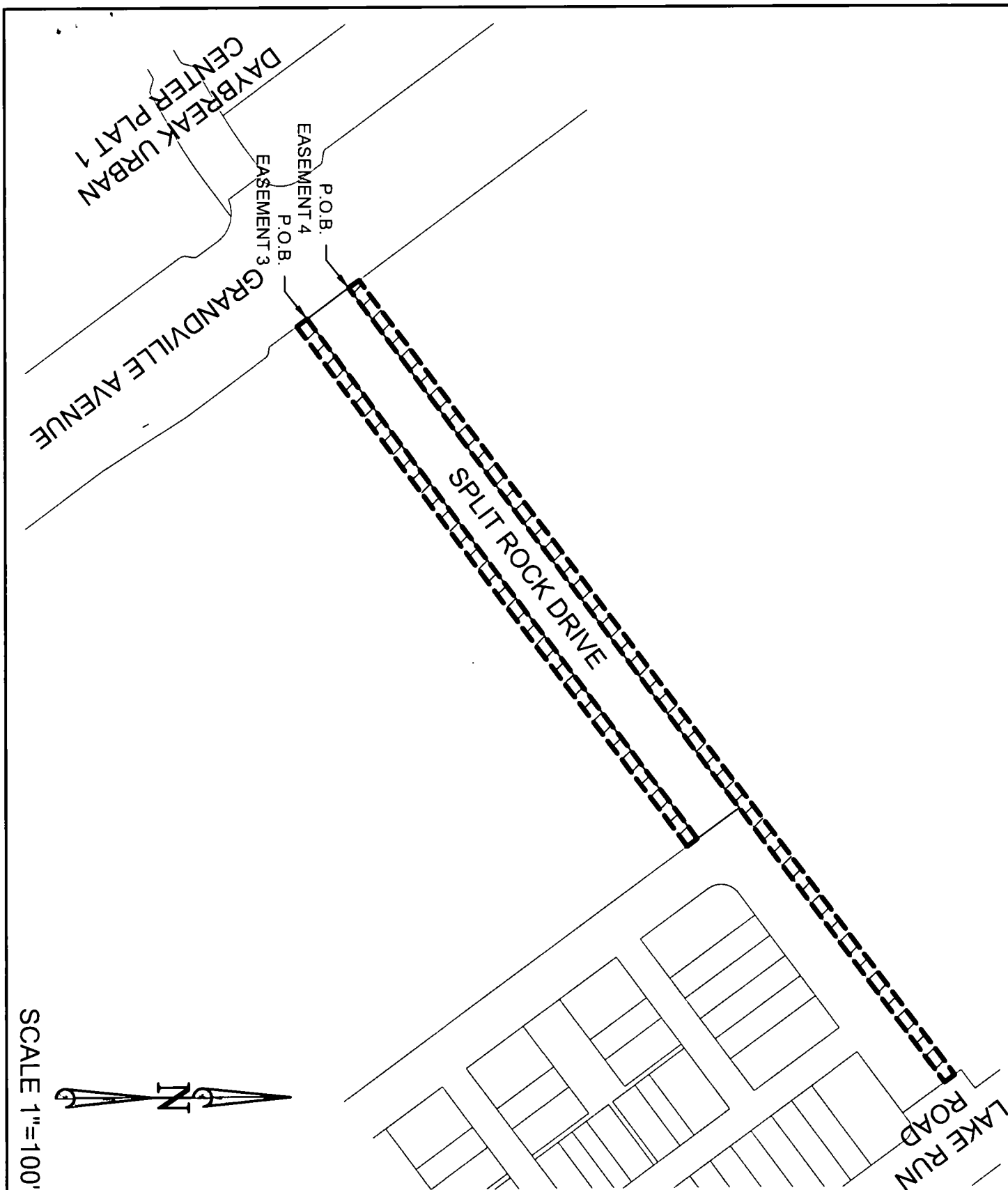
8088 SOUTH 1200 WEST, SUITE 100
801828.0004 TEL. 801860.8811 FAX

WEST JORDAN, UT 84086
WWW.PERIGEECIVIL.COM

SOUTH STATION PLAT 4 PUBLIC UTILITY EASEMENTS - MELLOW WAY

PREPARED FOR: LHMRE

SHEET 1 OF 2



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SOUTH STATION PLAT 4 PUBLIC UTILITY EASEMENTS - SPLIT ROCK DRIVE

PREPARED FOR: LHMRE

SHEET 2 OF 2